

PARRA-ALMANZA JORGE ENRIQUE/BERNAL-MALDONADO DIANA
4330 BARNESLEY GARDENS WAY
CUMMING, GA 30040

00-SB-30-047E-0047-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		16		WD FR STUC 100		0500		11		3,151		135.5344		214.14		674,755		2023		2023		0		0		0.50		99.50		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		SFR CUST - 0% - 2024								Heated Area: 2818														STANDARD									
Roof Cover		07		CONC TILE 100																										Tax Group: 8									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floor		13		LVT/LAMNT 100																										BUILDING MARKET VALUE									
Interior Ceiling		NEW		N/A 0																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				4 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		2.		2. 100																										BASE TAXABLE VALUE									
Units				0 100																										TOTAL JUST VALUE									
																														NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									